



*John T. Auburger
Supervisor*

TOWN OF GREECE

PLANNING BOARD MINUTES FEBRUARY 17, 2010

THE MEETING BEGAN AT 7:00 P.M.

PRESENT

Alvin I. Fisher, Jr., Chairman
Christine R. Burke
Grace L. Plouffe
Stephen M. Savage
William E. Selke
Michael H. Sofia
Christopher A. Schiano, Deputy Town Attorney
Scott R. Copey, Clerk of the Planning Board
John Gauthier, P.E., Associate Engineer
Linda R. Lamb, Planning Board Secretary

ABSENT

Alfred S. Ancello

ADDITIONS, DELETIONS AND CONTINUANCES TO THE AGENDA

ANNOUNCEMENTS

Development Services Training 3/17 at 5:30 pm
Update of personal information for Town records

PUBLIC HEARINGS

None

SITE PLAN REVIEW

Old Business

None

New Business

1. Applicant: Unity Health System

Location: 1555 Long Pond Road

Request: Site plan approval for a proposed addition of a fourth floor (approximately 140,000 square feet) to an existing hospital in order to add 85 new beds, with related internal road improvements, additional parking, grading, and landscaping on approximately 123.6 acres

Zoning District: CHC (Central Health Care)

Mon. Co. Tax No.: 089.01-01-6.1; -7; -8.111;-8.112; -8.113; 089.03-01-2.113; -2.114; -2.115; -2.21; -3.1;-3.2

The following is a synopsis of the discussion pertaining to the above-referenced request.

Robert Donahue, Vice-President, Corporate Services, Unity Health System; Stuart Putnam, Executive Vice-President/Chief Operating Officer, Unity Health System; David Gardner, AIA, Gardner Plus Architects; and Richard Giraulo, LaDieu Associates, presented the application.

Mr. Donahue: On behalf of Unity Health, we are excited to present the Unity Hospital modernization and expansion project to the Town of Greece Planning Board. This is three years of planning by Unity Hospital staff, engineers, and consultants. We have spent the last two years presenting and working toward the approval from the New York State Health Department. We received approval from the New York State Department of Health Project Review Planning Council in January, we received approval from the New York State Hospital Planning Review Council in February, and are awaiting our final letter of approval from the New York State Commissioner of Health, which is expected any day. The occupancy of the hospital has increased since the year 2000, with a gradual trend upward. At the end of 2009, we finished the year at 125% occupancy. An ideal occupancy from many perspectives, including that of the New York State Department of Health, is 85%; that allows the hospital to meet the peak demands for services. This is the largest construction project in the history of Unity Health System. The schedule calls for the pre-construction phase to begin in April of this year and the project to be completed by the first quarter of 2014. This is the largest private construction project in Monroe County in 2010. The scope of the project is complex. We will be expanding and modernizing the hospital. We will be adding 85 beds to the hospital; of which we will be certifying or licensing 35 initially. We are completely renovating the Park Ridge Living Center and relocating several key outpatient services. Medical-surgical units are in excess of 35 years old and in need of renovation. Many support service departments no longer meet existing volumes, let alone position us for volumes in the future. The community need for hospital base services is

expected to increase over the next 10 years. The hospital is now four stories: Ground; 1; 2; and 3. I'm going to start at the first floor with modifications. The majority of the work on the first floor is a complete renovation of the 1st floor of the Park Ridge Living Center. This will become an outpatient/inpatient Dialysis Unit, which is being relocated from its current location in the Professional Office Building on campus. The large addition off the east side of the building is a Gastrointestinal Unit being relocated from the 3rd floor of the hospital. Off the front of the building is a renovation and expansion of the Cardiology Department. On the far west side of building is the footprint for the new, relocated cafeteria for both patients and visitors. Moving to the 2nd floor, the Park Ridge Living Center now will be referred to as the South Hospital Building. We will be constructing approximately 35 medical-surgical beds on the 2nd floor of the hospital. As you move into the patient wings of the second floor, there will be light and heavy renovation. We will be completely renovating our existing medical-surgical wings of the hospital. We have 83 beds on the 2nd floor now; after the renovation the number will drop to 75. The decrease is due to an increase in room sizes. On the 3rd floor, the majority of the work is heavy renovation. On the 3rd floor of the South Hospital Building, during Phases 1, 2, and 3, we will be utilizing those 25 beds as medical-surgical beds. At the end of Phase 3, the Brain Injury and Rehabilitation Unit will be moved from St. Mary's Hospital to this location. On the 3rd floor there will be a newly expanded Physical Therapy Department for brain injury and orthopedic patients. Today, we have approximately 84 beds on the 3rd floor, and at the end of construction we will have 70; again, this is due to larger room size. On the 4th floor of the building, this is all-new square feet, all-new medical-surgical unit adding approximately 75 beds. Phasing of the project is complex. Phase 1A is to begin after Park Ridge Living Center moves to their new building April 7-15, 2010. We then will begin Phase 1A, which includes site work, abating the existing Park Ridge Living Center, and finally beginning the renovation work. We have substantial utility work and abatement to be done. As we move to Phase 1, the largest phase, scheduled to begin in July 2010. This phase includes renovation of floors 1, 2, and 3 of the South Hospital Building. We also are going to add a 5th fl to the penthouse for a new dining room, cafeteria, additions for a radiology suite, and infrastructure upgrades. As we move into Phase 2, we will begin the construction of the 4th floor addition; we will fit out future phase work. While we are renovating the 2nd and 3rd floors, we will be adding the 4th floor. As we close wings for renovation, the patients on floors 2 and 3 will be relocated to the new beds opened at the end of Phase 1, at Park Ridge Living Center (now South Hospital Building). We will be renovating and relocating the pharmacy closer to the medical-surgical wings. Gym space on the 3rd floor will begin renovation. During Phases 3, 4, and 5, construction activity will scale back. At that point, we will be renovating and fitting out the remaining towers. We also will be constructing a new main entrance. The timetable calls for Phase 1A to take 3 months, Phase 1 to last 12 months, and the last four phases each being eight to nine months in duration. Project completion is scheduled for March 2014, totaling 45 months and construction at a cost of \$123,000,000. The impact to the local economy will consist of 300 construction jobs, and in the end with new beds, adding approximately 265 jobs at Unity.

Mr. Gardner: We are excited to be part of this project. From an architectural standpoint, you may have been confused by what you just saw. Every façade of every building is being affected. We have 100,000 square feet of new space, and 123,000 square feet of renovated space. How do we take all of that and make this complex come together in a cohesive way? How do you make it look, new, fresh, and contemporary while avoiding a mishmash of materials? That has been our challenge. The old elements remaining are pyramid canopies and entrance signage. There are lots of doors, but only a few main entrances. We use the canopies and signage to cue the people to the correct spot. In the emergency room project, we introduced the white metal panel wrapping the first story. The theme of the white metal panel will be continued at the base of the structure, wrapping that

all around the complex. The current mid-section of the hospital is pre-cast, resinous pre-cast, and metal panels in different shades of white and gray, none matching exactly. We will completely re-skin the outside of the complex with a stucco material coloring the mid-section. We are looking at a beige or tan tone. A new element being introduced is the cap. The 4th floor addition will be the terminal addition to the hospital. We are capturing that with the overhang top in a greenish tint. Another new element on the outside is strip-type windows from the 4th floor down to the 2nd floor. Patient windows today are punched, individual windows with pre-cast between them. We are creating a vertical curtain wall from the 4th to the 2nd floor. There will be a bay at each window, so that in each patient room there will be a window seat for patients and visitors to enjoy. Our objective is to bring it all together making it look, clean and contemporary. Every patient room in the hospital will be new. We now show to you a visual fly-around of the new campus. There will be a new, large canopy to the South Hospital Building entrance, bringing that building together with the main hospital building. This now will be one building, one complex.

Mr. Giraulo: We are thrilled to be here tonight. I will try to hit the highlights of the site layout. There will be new parking--it is free parking and will remain free. This is something Unity has striven to keep. We will be adding 455 new parking spaces. We added 175 new spaces last year as part of the Living Center project, totaling 630 additional spaces on the campus. We will be providing more handicap parking and will continue to add more as needed. The code requires three parking spaces per bed, equaling 330 parking spaces; we will have 630. We will be improving the internal road network on the campus. We will complete the existing loop road near the Chemical Dependency Building. Today, the south entrance drive gets a lot of traffic. All truck traffic now will be diverted out and around, away from the pedestrian traffic. Dialysis will be moving from this area to the South Hospital Building, with a new entrance reducing traffic on the south road. We will make improvements on the north side of the campus. The current entrance goes directly into the parking lot and has been a safety issue due to parking on both sides of the road. We will eliminate that by cutting access off and redirecting the road around the outside. There will be three entrances into the parking lot (visitor, staff, and main entrance drive). We will take the existing loop road and bring it further south, thus providing more space between the road and The Villages project. We will be adding new sidewalk, which gives the Villages and Woodlands residents a new and safe place to walk. At the north entrance, there will be a right-turn lane. The north/south road will have no "Stop" signs at this point. As part of the road work, we will provide a landscape buffer. SRF & Associates did a traffic study that looked at six intersections: two interior intersections; the two signalized intersections of campus driveways at Long Pond Road; and the Ridgeway Avenue and Straub Road intersections at Long Pond Road. The results were that all intersections operate at the same overall level of service as today. There could be a change in delay at intersections but no overall level of service change. SRF also looked at traffic controls, one-way stops and signage, and recommended that we continue that. The study has been submitted to the Monroe County Department of Transportation (MCDOT). Their response questioned the traffic counts at Ridgeway Avenue and Long Pond Road. SRF counts were done right after completion of the Long Pond Road construction; so the numbers could have been low. We have completed a new analysis and sent it to the MCDOT today. It still indicates the same level of service, and we are working with the MCDOT on this. Along with the road improvements and parking, we have decided to provide new site lighting. Most of the existing light fixtures are 35 years old. We will modernize the lighting, as shown in this illustration, with 25 foot-high poles, same as the current height. The big change is from high-pressure sodium to metal halide bulbs; it will be more modern. We have re-evaluated drainage on the entire campus site, creating a master plan for the future. We have worked with the Town's Department of Public Works (DPW) and concluded that we will expand drainage by another nine acre-feet. We will remove the existing concrete weir with the goal

to reduce discharge for the more frequent storms. We will implement a fail-safe structure with the main hole, an 8-inch-diameter pipe, into the pond. The current outlet is large; we are making it smaller. We will raise the berm along Long Pond Road about one foot. There will be a lot of protection for downstream residents. It is designed for more than a 100-year storm. One thing you will notice, the pond water level will go up and down more due to the new outlet. On-site, we have shale rock in the area. To enlarge the pond, we will be using heavy, mechanical equipment to remove the rock. To keep costs down, we will be creating a shallow water, wetland pond. We are considering whether we can use the excavated rock on-site as a base for the new parking areas. It would involve a rock crushing machine on-site and dumping. Rock crushing operations can be noisy and create dust. The other concern is where we would stockpile the rock. The site work will all be done in Phase 1A and 1 during the first year to year and a half. We will quickly complete the parking lots to be used by the construction staff. Pond construction also will happen early. The landscape plan has been done by McCord Landscape Architects, who have done work previously for Unity. Landscaping is around the periphery of the project. On the north loop road, we will add a row of evergreen trees by the new sidewalk. We will save some current wooded areas to maintain a buffer. We have no landscaping along parking lots because we anticipate the need for snow storage. Along the east side of loop road, we will be adding a lot of landscaping. The berms there now will come down, plants there now will be reused. At the north entrance, the island will be landscaped. We will continue to have directional signs.

Mr. Copey: The project was reviewed by the MCDOT, which had comments relating to traffic. As stated earlier, a new study was submitted to the MCDOT. Although the MCDOT was not immediately able to respond this afternoon, the consultant is confident that they have answered these questions satisfactorily. The Greece Environmental Board (GEB) requested that any wetlands be protected during and after construction, and keep impervious surfaces to a minimum. The Town's Tree Council has reviewed and commented that they are pleased with landscape plan. The Town's Building Department commented on the complexity of the project requiring permits at various times, and the need to simplify the process as it relates to completion of site work. We will need to work closely to track and verify completion of site work on a schedule that may be independent of the issuance of individual certificates of occupancy. At the end of project, we would have a running record of work that is not complete. The Town's Fire Marshal had a comment regarding widening the south access road. Rick Giraulo has responded with the changes he pointed out earlier on the south access road, and will continue to work with the Fire Marshal to assure that any other issues are addressed.

Mr. Gauthier: The DPW submitted comments and I have discussed them with the developer's engineer. He does not take exception to any of our comments and is willing to work with us on fine tuning. The DPW is excited about the drainage enhancements to be made. It will have a positive impact on the community and Unity.

Michelle Haines, 305 Laurelwood Avenue: The plans look nice. My question relate to wildlife. Today, we have deer crossing Long Pond Road. Will this construction increase the movement of deer, could there be more accidents, have there been any prevention plans put into place?

Mr. Gauthier: In general, any wildlife on the Unity campus are fortunate; because if they go west, they have 200 acres of Town-owned property to graze. Any disturbance here will be small, and our hope would be that they would prefer to go west versus dodge traffic. Ousting wildlife is inherent with any development; at least here, they have a choice of where to go.

Mr. Giraulo: We are not disturbing the wooded area on our site. Construction is taking place in and around the current complex.

James Liberi, 1484 Long Pond Road: I've lived at this address since 1971 and have a concern about the drainage. The existing pond has been expanded twice. The weir in place now has been modified and allows more water into the storm sewers. Now we are talking about adding more water to this pond. What is to keep anyone from modifying the pipe, increasing water into the Town storm sewers? I've had minnows in my basement. Unity seems concerned about protecting the residents of the Villages, but the weather comes out of the west and I'm going to have to deal with the dirt blowing on my house. Any excavated rock that's stored ought to be to the rear of the property.

Mr. Gauthier: We have talked in the past. The existing weir had been modified based on Town reports, with approvals to make those changes. The new drainage design is fail-safe. It will be covered by a Town maintenance agreement and be within a Town easement. We have collaborated on the design, replacing the existing weir with a controlled riser with a discharge rate that will be within the capacity of the downstream system (even within a 100-year storm event). Flows will go out at a peak rate of 9 cubic feet per second (cfs), nine hours after the downstream peak has gone down. You no longer will have minnows in your basement. I am very comfortable that this design will enhance the community drainage as well as Unity.

Mr. LiBeri: What happens if these people disappear? Will the weir be removed?

Mr. Gauthier: Our agreements run with the land, not the property owners. We will have authority to go in and inspect at any time. The weir will be removed and replaced with a berm and a riser. The berm is going higher than the riser.

Mr. Selke: Where does this water go?

Mr. Gauthier: It goes into the storm system for half a mile, through a couple of wetlands and creeks, and eventually ends in the New York State Route 390 right-of-way heading north. There have been downstream issues in the past. Residents have brought it to our attention and the developer is responding to the issue.

Mr. Giraulo: The pipe will be underground with a grate on top. We are reducing the size of the pipe by half, which, in turn, reduces the flow into the storm system. In terms of the excavated rock, we won't be storing any. If we decide to use the rock, it will sit there for only about 30 days, then be crushed and used. There will be noise and dust, but we will do our best to control it.

Tim LaBer, 33 Mendota Circle: I'm glad to see the improvements. I have a drainage concern also. Would any of the water from Unity's ponds affect the creek in the wetlands behind the campus and behind my house? I have a soggy back yard and a wet basement. Will this have any effect on me?

Mr. Gauthier: The campus expansion is sending 80% of its drainage to the east. The portion that goes to Round Pond is 15% to 20% of the total, which you are affected by. Your problems come from Gates and the Town's Deschel storm water detention facility. The project will not make your situation better or worse. You should be more concerned with development occurring in Gates. Your neighborhood is situated in a floodplain. The Town is managing your storm water.

Paul Sawyko, Greece Environmental Board: It is my understanding that you have several hundred parking spaces above what is required by the town's zoning ordinance. We would like to see you keep the impervious area to a minimum. The loop road at the southwest corner is cutting off a wetland area that was tied into a swale. I thought I heard tonight that you eventually may pave that area. Again, we are losing wetland area. The Board

ought to consider compensation for wetland area being lost. The buffer along Long Pond Road is a nice, grassy area between the two entrances, with the campus set back. We would like to see that remain with lots of green space.

Mr. Fisher: I don't think a stone crushing operation is appropriate along Long Pond Road. It would be a distraction as people are driving past, as well as a nuisance for people across Long Pond Road. Let's locate it further into the site. This property has a beautiful frontage and we want to keep that.

Mr. Gauthier: Keep in mind that this is a temporary operation and the economics of moving stone to crush is driven by the haul distance. The vehicles to move the stone would tear up the roads. Using smaller vehicles would not be efficient.

Mr. Selke: Why not use an area that's away from Long Pond Road, but near the pond which is to become a parking lot?

Mr. Giraulo: It has not been decided that we will crush rock, but we can identify a storage area away from Long Pond Road that will meet our needs. I want to address the wetland issue. I'm sorry if I gave you the impression that we were going to fill this area. The wetland is there, it is not being touched, and will drain out to a storm sewer across the site. If we were to fill the wetland, we would have to mitigate and it would require a permit from the U.S. Army Corps of Engineers. If we were to fill, we probably would expand the other wetland.

Mr. Sawyko: When I saw the plans, it looked like there was a swale out of that wetland that joined up with the wetland to the south. Maybe it was just an overflow. I didn't realize that the primary drainage was into the storm sewer.

Mr. Selke: I always have to mention handicap parking and the ability to drop people off at the entrance.

Mr. Giraulo: I addressed handicap parking earlier and there will be new entrances, clearly marked, larger canopies for protection, and reduced curb cuts for improved drop-off ability. I need to mention that today's main entrance will be closed during some phases for about a year and we will utilize the South Hospital entrance at that time.

Mr. Selke: I don't feel that there is enough handicap parking today at the medical building. I think that you should look closely at that. Is the new lighting going to be programmed in some way so that it doesn't stay on all night in areas where it is not needed? Likewise, maybe the light should be more intense in areas such as Emergency, where it will be used 24 hours.

Mr. Giraulo: The new lighting is not super bright. We have a lighting plan and there probably will be a few more poles. We are improving the lighting on the site. Your point is a good one and something we might consider.

Mr. Selke: I'm assuming that at every entrance into the main road from the parking lot, there will be "Stop" signs.

Mr. Giraulo: There will be "Stop" signs at the end of each drive aisle into the main loop.

Mr. Selke: What about trash? Where will that be stored? Where will delivery trucks go? Where will construction workers park?

Mr. Giraulo: On the west side of the campus is the building that handles all pick-ups and deliveries. It is all set up with dumpsters and compactors. We will set up a program for people dropping off supplies for the hospital. We are accommodating construction vehicle parking as part of the phasing.

Mr. Fisher: There is an area called Outpatient Dialysis. Does that have an entrance to the parking lot labeled B3?

Mr. Giraulo: They cannot get there from the west side of the campus. There is a drop-off loop for the unit.

Mr. Gardner: The South Hospital Building, east side, 1st floor dialysis will use the main entrance. There is a waiting area, reception area, and patients circulate back into the addition. It looks like the unit is close to B3 but there is no access there.

Mr. Fisher: Is there adequate handicap parking for dialysis patients?

Mr. Gardner: Most of the dialysis patients are very sick and will be dropped off. There are more spaces than required by code, and plenty of general parking. Most of these patients are transported to the hospital by a relative or medical transport.

Mr. Selke: Can you explain the material being used to "skin" the building?

Mr. Gardner: It starts with a metal frame attached to the outside of the building. We then add insulation for improved energy efficiency, and then stucco material is troweled onto the insulation in several coats. The final coat is colored homogenous through the mix so the color won't chip off. This material is designed to last and be maintenance-free.

Joshua Ramirez, Boy Scout, 115 North Autumn Lane: I have a grandmother who lives in the buildings nearby. With the construction of the pond, how will the noise and dust affect her?

Mr. Giraulo: That is a concern. We will monitor the activities, water the ground to control dust, and keep a handle on noise.

Mr. Fisher: One thing we've heard tonight that will change the noise is the road is being moved 40 foot farther from the buildings. Over the long term, the noise will be reduced for her.

Motion by Mr. Selke, seconded by Ms. Plouffe:

WHEREAS, Unity Health System (the "Applicant") has submitted a proposal to the Town of Greece Planning Board (the "Planning Board") for approval of the site plan for expansion of an existing hospital, as more fully described in the minutes of this public meeting (the "Proposal"), relative to property located at 1555 Long Pond Road (the "Premises"); and

WHEREAS, the Planning Board makes the following findings:

1. Upon review of the Proposal, the Planning Board determined that the Proposal is subject to the State Environmental Quality Review Act (New York State Environmental Conservation Law, Article 8) and its implementing regulations (6 NYCRR Part 617 *et seq.*, the "SEQRA Regulations") (collectively, "SEQRA"), and that the Proposal constitutes an Unlisted action.
2. The Planning Board has considered the Proposal at a public meeting (the "Meeting") in the Greece Town Hall, 1 Vince Tofany Boulevard, at which time all persons and organizations in interest were heard.

3. Documentary, testimonial, and other evidence were presented at the Meeting relative to the Proposal for the Planning Board's consideration.
4. The Planning Board carefully has considered an Environmental Assessment Form and supplementary information prepared by the Applicant and the Applicant's representatives, including but not limited to supplemental maps, drawings, descriptions, analyses, reports, and reviews (collectively, the "Environmental Analysis").
5. The Planning Board carefully has considered additional information and comments that resulted from telephone conversations, meetings, or written correspondence from or with the Applicant and the Applicant's representatives.
6. The Planning Board carefully has considered information, recommendations, and comments that resulted from telephone conversations, meetings, or written correspondence from or with various involved and interested agencies, including but not limited to the Monroe County Department of Planning and Development, the Monroe County Department of Environmental Services, the Town of Greece Environmental Board, and the Town's own staff.
7. The Planning Board carefully has considered information, recommendations, and comments that resulted from telephone conversations, meetings, or written correspondence from or with nearby property owners, and all other comments submitted to the Planning Board as of this date.
8. The Environmental Analysis examined the relevant issues associated with the Proposal.
9. The Planning Board has met the procedural and substantive requirements of SEQRA.
10. The Planning Board carefully has considered each and every criterion for determining the potential significance of the Proposal upon the environment, as set forth in SEQRA.
11. The Planning Board carefully has considered (that is, has taken the required "hard look" at) the Proposal and the relevant environmental impacts, facts, and conclusions disclosed in the Environmental Analysis.
12. The Planning Board concurs with the information and conclusions contained in the Environmental Analysis.
13. The Planning Board has made a careful, independent review of the Proposal and the Planning Board's determination is rational and supported by substantial evidence, as set forth herein.
14. To the maximum extent practicable, potential adverse environmental effects revealed in the environmental review process will be minimized or avoided by the incorporation of mitigation measures that were identified as practicable.

NOW, THEREFORE, be it

RESOLVED that, pursuant to SEQRA, based on the aforementioned information, documentation, testimony, and findings, and after examining the relevant issues, the Planning Board's own initial concerns, and all relevant issues raised and recommendations offered by involved and interested agencies and the Town's own staff, the Planning Board determines that the Proposal will not have a significant adverse impact on the environment, which constitutes a negative declaration.

VOTE:	Ancello	- absent	Savage	- yes
	Burke	- yes	Selke	- yes
	Plouffe	- yes	Sofia	- yes
			Fisher	- yes

MOTION CARRIED
SEQRA DETERMINATION
NEGATIVE DECLARATION

Mr. Selke, then made the following motion, seconded by Ms. Plouffe, to approve the Proposal, subject to the following conditions:

1. The Applicant shall develop the Premises in conformity with all details of the Proposal as presented in the written descriptions and site development plans, as orally presented to the Planning Board, and as set forth herein. In the event of any conflict among the oral or written descriptions of the proposal, the site development plans of the proposal, or the requirements or restrictions of this resolution, the Applicant agrees that the Planning Board shall determine the resolution of such dispute.
2. A dated signature of the owner/developer shall be added to the plan.
3. Subject to the Monroe County Department of Transportation's (MCDOT) approval of the traffic impact report. The Applicant agrees to provide mitigation as may be requested by MCDOT.
4. The site plan shall show the liber and page at which the corrected drainage easement and storm water facility maintenance agreement have been filed in the Office of the Monroe County Clerk.
5. Project construction is expected to occur in several phases requiring several individual Building Permits, driven primarily by phases of *building* construction in order to maintain hospital operations at existing capacity. In order to avoid delays in the issuance of the individual Certificates of Occupancy associated with each phase, the completion of site work shall be tracked and verified on an independent schedule to be established on mutual agreement between the Town and the Applicant. At the time of issuance of the Certificate of Occupancy for the **final** phase of building construction, the Applicant shall be prepared to post a financial guarantee, in a form and amount that is satisfactory to the town, for any incomplete site work that remains. This condition does not relieve the Applicant from other obligations to complete site work as may be otherwise required in this resolution or in other applicable regulations (e.g.; SPDES compliance, etc.).
6. Upon completion of construction of the storm water management pond, the Applicant shall provide certification that such pond was constructed as designed and approved.

Such certification shall be provided in the form of an as-built topographic survey with pertinent utility structures shown, prepared by a New York State Licensed Land Surveyor. Prior to commencing construction, the Applicant has submitted to the Town a financial guarantee (such as a letter of credit, certified check, or other acceptable instrument), in an amount approved by the Town's Commissioner of Public Works and the Town Attorney, that is sufficient to properly construct the proposed pond, and to provide the aforementioned certification. No release of such financial guarantee shall be made unless and until the improvements and certification are completed to the satisfaction of the Town's Commissioner of Public Works and the Town Attorney.

7. At the time of issuance of the Certificate of Occupancy for the **final** phase of building construction, the Applicant shall provide certification verifying proper installation of landscape areas on the site in accordance with the landscape plan approved by the Planning Board, and in accordance with the Town's Landscape Guidelines for Development prior to the issuance of the final Certificate of Occupancy for the final entire project. Such certification shall be on the certification form provided in such guidelines and shall be completed by a New York State Licensed Landscape Architect or Certified Nursery Professional. A note that indicates these requirements shall be added to the plan.
8. The landscaping on the Premises shall be maintained by the current owner of the Premises, and by any future owner. The owner of the Premises shall replace any dead plants with the same species or a similar species. The replacement plant shall be no smaller than the previous plant when it originally was installed. A note that indicates these requirements shall be added to the plan. The exterior appearance (that is, materials, colors, and architectural style) of the proposed building additions shall be visually compatible with the existing building(s). Elevations of the exterior appearance shall identify these colors and materials, shall show all sides of the proposed building additions, and shall be filed with the site plan.
9. Snow storage areas shall be identified on the site plan and landscape plan.
10. No building permits shall be issued unless and until a digital copy of the plans has been submitted. All sheets in the drawing set, with all necessary signatures, shall be provided in Tagged Image File (".TIF") format at a minimum resolution of 400 dpi.
11. Subject to approval by the Town's Fire Marshal, Chief Engineer, and Commissioner of Public Works.
12. Wherever this resolution refers to a specific applicant, developer, operator, or property owner, it shall be construed to include any successors and assigns.
13. Wherever this resolution refers to a specific public official or agency, it shall be construed to include successors and assigns.
14. Wherever this resolution refers to a specific law, ordinance, code, rule, or regulation, it shall be construed to include any succeeding or superseding authority.
15. As stated in meeting notes, the building exterior will have a white metal base, tan/beige stucco upper section, with a cap at the top in the green family and will be consistent throughout the buildings.
16. As offered and agreed by the applicant, any rock crushing operation that may take place as part of site development will take place away from Long Pond Road. The Applicant shall take all reasonable precautions to minimize impacts to nearby residences resulting from noise and/or dust that may be generated from such rock crushing operation.

VOTE:	Ancello	- absent	Savage	- yes
	Burke	- yes	Selke	- yes
	Plouffe	- yes	Sofia	- yes
			Fisher	- yes

MOTION CARRIED
APPLICATION APPROVED
WITH CONDITIONS

SPECIAL PLANNING TOPIC

1. Applicant: DiMarco Group

Location: Generally north of and including 4232–4350 West Ridge Road (New York State Route 104) between North Greece Road (Monroe County Route 144) and Manitou Road (New York State Route 261)

Request: Review of Final Generic Environmental Impact Statement (FGEIS), for proposed Hampton Ridge commercial development

Zoning District: Current R1-12 (Single-Family Residential); proposed change to BG (General Business)

Mon. Co. Tax No.: 073.01-1-2.1, -3, -4, -5, -6, -7; 073.01-2-63, -64.111, -64.12, -64.2, -68

The following is a synopsis of the discussion pertaining to the above-referenced request:

Mr. Copey: We are looking at 67 acres owned by The DiMarco Group on the north side of West Ridge Road, west of Kohls. The property currently is zoned R1-12 (Single-Family Residential) with rezoning requested to BG (General Business). I have the Board's comments from the previous review. The DiMarco Group is not committing to building locations but they are looking at retail space. The entrance road is similar to Elmridge Plaza in front of the proposed Wal-Mart. I think that we need to look at the entrance differently. Our initial concerns were with amount of property rezoned and did they really need it? Would it be a sea of parking? They have added more floor space in recent plans to fill in what was previously seen as unnecessary space between buildings. The cobblestone house is shown to remain, with drive lanes around it. One of the comments made to the Town Board previously was that it appears that the retail is more than what is needed for the Town.

Mr. Fisher: If Wal-Mart moved from Elmridge Plaza to this location, what would happen? In Brockport, Wal-Mart moved down the street to a new location, and the plaza Wal-Mart left behind is now totally empty. I could see an impact on the mall.

Mr. Selke: Who owns the land to the west?

Mr. Copey: Vanderstyne Toyota is next door. Tom Thomas, and/or Pat Basset own the adjoining vacant, residentially zoned property. The Town's Master Plan did call for commercial zoning in this area, but the Board previously wondered about the scale of this proposal and whether or not it was too soon, given current demographic and economic trends. The DiMarco Group says that although the commercial zoning would be there, the market would drive when buildings were constructed; it may not all be developed immediately. The DiMarco Group has indicated that they would agree not to pull tenants from other plazas on West Ridge Road. The Board could go on record as saying that this project may draw from other commercial space.

Mr. Fisher: Our purpose is to comment on the FGEIS. We'd like to see minimization of impact on the residential properties and a plan for the cobblestone house. Look at what Chili has done with their cobblestone house near Wal-Mart. They have made it an integral part of the plaza and done so in a way so that it is practical for use. We need a plan for our cobblestone building.

Mr. Selke: A lot of people have an interest in the house, but you need the money to do anything with it.

Mr. Sofia: Without a plan, it will not be maintained and will deteriorate.

Mr. Copey: The DiMarco Group has said that they won't demolish it, but they won't fix it up, either. They are not going to do anything with it. In their report, the preservation specialist says that they should develop a plan. It would make sense that they develop such a plan.

Mr. Sofia: Why do they have to rezone the entire parcel? It's okay along the corridor; we get that. But to make it all heavy commercial now, it's not needed and you can't buffer sufficiently from residential. They should prove that they need it.

Mr. Copey: Let's use the tools the Planning Board has. It is reasonable for the Board to get the Town's Tree Council to look at it. Instead of cramming the parcel and removing vegetation, why not keep the construction closer to West Ridge Road?

Mr. Gauthier: This retail will pull people from Batavia, Brockport, and Hilton. Now they won't have to go all the way to the mall.

Mr. Selke: Have they looked at including some multiple-family housing for this property to create the transition in land use talked about in the Master Plan?

Mr. Copey: That was a comment that the Board made previously. Where is the transition in use?

Mr. Savage: If they are coming from the west to visit this site, then there is a concern with the roads. Every road from New York State Route 531 northward that could be used to get out here will be an issue.

Mr. Copey: There was a traffic study and it was determined that mitigation was needed.

Mr. Fisher: We need to look at the big picture, including future development in the area. This is a joint issue.

Mr. Copey: This is a good opportunity for us to share with The DiMarco Group what they are going to have to deal with when they come before the Planning Board. When the Kohls store was developed, The DiMarco Group agreed to leave a 100-foot strip between them and Creekhous Commons apartments to minimize the impact on the apartments. It may make sense for The DiMarco Group to do something similar on the north and west sides of this proposal. I don't believe the report addressed truck traffic.

Mr. Sofia: It is frustrating that everything we mentioned earlier, hasn't been addressed. Things haven't improved economically. There are a lot of businesses suffering on West Ridge Road today. Couldn't they just put their tenant in the undeveloped space next to Kohls?

Mr. Selke: I'd like to see more mixed use. It is more attractive to have residents and places where people can walk to them.

Mr. Fisher: Mixed use could also provide the buffering desired.

Mr. Savage: The town's Master Plan was done in 2001. The DiMarco Group keeps referring to it, but it likely is outdated.

Mr. Copey: It may make sense to suggest that they update the numbers they used to base their plan on.

In completing its review of the Final Generic Environmental Impact Statement for the Hampton Ridge proposal, the Planning Board provides the following comments to the developer as the project proceeds through the rezoning process and on to site plan approval:

1. Consider staged rezoning or mixed-use as part of the transition from commercial to residential.
2. There still is concern about commercial vacancy that may occur on West Ridge Road. Current population estimates show that the town's population may have decreased rather than increased since the 2000 census. Does this have any effect on the projected population growth discussed in the 2001 Master Plan and the assumed need for commercial space? The FGEIS asserts that while the property may have commercial zoning, the market will drive actual construction of commercial floor space at a pace that is in tune with actual need in the community. It is the Planning Board's understanding that the developer has agreed to enter into an agreement whereby tenants will not be taken from area commercial centers. Can the developer commit to a construction phasing plan that will help to ensure an orderly and efficient sequence to site development that avoids leaving large gaps for prolonged periods of time? Can the developer commit to filling the final phase of the Kohls development site as part of this phasing? Can site clearing be phased?
3. The Town's Tree Council should evaluate whether there are significant trees and/or treed areas on the site. Such areas should be identified on the overall project site plan and incorporated into the site layout and construction phasing.
4. The overall site development plan should be updated to provide a 100-foot buffer of existing vegetation along the north and west sides of the site where it adjoins residential land to match the buffer provided on the east side. The pond provides no aboveground buffering.
5. The FGEIS indicates that a building structure inventory form for the Westfall-Mercier Cobblestone structure, located on the premises, has been previously filed with the New York State Office of Parks Recreation and Historic Preservation (NYSOPRHP) and that the structure has been determined by that agency to be eligible for National Register listing, and that the site is currently registered with NYSOPRHP (site #A05505.000263). In the FGEIS, there is a recommendation that a "mitigation plan be developed" which may include avoidance, relocation of the structure, or incorporation into the Hampton Ridge development. The developer should develop such a plan to be reviewed by the Planning Board as part of the site plan approval process.
6. Ensure proper traffic controls are provided and consider the overall proposed development for the area in any traffic study (including proposed Southwest Commons).

VOTE:	Ancello	- absent	Savage	- yes
	Burke	- yes	Selke	- yes
	Plouffe	- yes	Sofia	- yes
			Fisher	- yes

MOTION CARRIED
REVIEW COMPLETE

APPROVAL OF PLANNING BOARD MEETING MINUTES

Motion by Ms. Burke, seconded by Mr. Sofia, to approve the minutes of the January 20, 2010, Planning Board Meeting.

VOTE:	Ancello	- absent	Savage	- yes
	Burke	- yes	Selke	- yes
	Plouffe	- yes	Sofia	- yes
			Fisher	- yes

**MOTION CARRIED
JANUARY 20,2010
MINUTES APPROVED**

ADJOURNMENT: 9:30 p.m.

Signed:

Chairman

Date:
